

**12/3/07 - Monday, December 3, 2007**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

Meeting of December 3, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, FitzGerald, Kayser, Waedt, Hughes, Kaiser, Vande Loo, Davis

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1402-07) - TR-1A to R-1A, 1246 Ervin Road**

John Webber, owner of Parcel #16-0881 (1246 Ervin Road), and Bob LaNou, owner of Parcel #16-0882, have requested the rezoning of these properties from Temporary R-1A to R-1A. The rezoning will allow the construction of a new single-family house on Parcel #16-0882. City water is available to the sites.

No one appeared in support or opposition.

Mr. Vande Loo moved to recommend approval. Mr. Kayser seconded and the motion carried.

2. **CONDITIONAL USE PERMIT (CZ-0733) - House and Garage, 519 Chauncey Street**

Julian Emerson has submitted a request to allow a detached garage with an existing single-family home in a C-2 district at 519 Chauncey Street. The purpose of the request is to construct a larger garage with extra family living space in a loft area. The new detached garage will have 676 square feet of area with a proposed height of 20' 4" in order to match the slope of the house roof. The extra height is not anticipated to create adverse effects on the abutting properties.

Julian Emerson, applicant, appeared in support and no one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions in the staff report. Mr. Kayser seconded and the motion carried.

3. **SITE PLAN (SP-0755) - Duplex, 423/425 Union Street**

John Schepke has submitted a site plan for a proposed duplex located at 423/425 Union Street. The site was recently cleared because of a fire. The building will meet required setbacks for the site and the building meets the facade requirements of the City's Multi-family Housing Design Manual. The existing garage will remain and additional surface parking will be provided.

John Schepke, 440 Broadway Street, appeared in support and stated that he will meet with the neighbor to provide joint access easements for both properties to use the driveway.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

4. **DISCUSSION**

**A. Outdoor Lighting Ordinance**

Mr. Tufte presented a review of outdoor lighting issues, which was referenced in the Comprehensive Plan Work Program. There are several references in the plan which suggest the City should consider adopting regulation of outdoor lighting to reduce off-site glare and nuisances. Several years ago an outdoor lighting ordinance was introduced to the Plan Commission and City Council but it was not adopted. Mr. Tufte reviewed three possible options for the Plan Commission to undertake in this review. Option 1 was to stay with the current ordinances and practices used by staff when reviewing new development. There are requirements on pole heights and the shielding of lights, and the amount of lighting is regulated by the Wisconsin State Energy Code. A second option would be to adopt a specific ordinance section regulating outdoor lighting and provide specific standards. A third option would be to adopt a "Dark Sky" ordinance based on state and national models.

In reply to Mr. Hughes' question there are few current complaints about lighting in the City. Staff has handled previous complaints by working with the property owner to change or redirect the lighting.

Mr. Larson felt the Plan Commission should encourage the adoption of a Dark Sky type ordinance. This will not only help reduce lighting pollution but also reduce energy costs.

Mr. Davis suggested that staff bring into written form the informal process used to control lighting within the City as a first

step to decide on future ordinance needs.

Mr. Tufte stated that staff will provide sample code language for Plan Commission review and the commissioners will need to decide when to invite the development community and the dark sky interest group to comment on the lighting issues.

### **Minutes**

The minutes of the meeting of November 19, 2007, were approved.

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Fred Waedt  
Secretary